



Canyon Lake

Sales Comparables - August 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Canyon Lake	30208 White Wake Dr	2588	\$ 357.00	4	3	8/1/2025	\$ 925,000.00	6534	0.15	355-381-021
Canyon Lake	22683 Lighthouse Dr	1662	\$ 379.00	3	1.75	8/5/2025	\$ 630,000.00	8276	0.19	353-245-002
Canyon Lake	30581 Emperor Dr	2519	\$ 293.00	4	3.75	8/8/2025	\$ 739,000.00	9583	0.22	355-212-022
Canyon Lake	23883 Vista Way	1206	\$ 410.00	3	2	8/11/2025	\$ 495,000.00	7405	0.17	351-084-010
Canyon Lake	29642 Chaparral Way	3379	\$ 226.00	4	1.75	8/12/2025	\$ 765,000.00	9147	0.21	353-082-041
Canyon Lake	29762 Yellow Gold Dr	3023	\$ 282.00	4	3.25	8/12/2025	\$ 855,000.00	7405	0.17	353-222-005
Canyon Lake	23231 Canyon Lake Dr N	1548	\$ 397.00	3	1.75	8/13/2025	\$ 615,000.00	6969	0.16	355-037-005
Canyon Lake	29961 Wake Ct	2678	\$ 279.00	3	2.75	8/13/2025	\$ 749,000.00	9583	0.22	353-254-008
Canyon Lake	23540 Canyon Lake Dr N	1365	\$ 494.00	3	1.75	8/15/2025	\$ 675,000.00	6969	0.16	351-144-014
Canyon Lake	30614 Emperor Dr	3902	\$ 272.00	5	4	8/15/2025	\$ 1,065,000.00	14810	0.34	355-211-011
Canyon Lake	22941 San Joaquin Dr E	4271	\$ 341.00	5	4	8/15/2025	\$ 1,458,000.00	14374	0.33	353-152-019
Canyon Lake	23190 Wild Rice Dr	2480	\$ 302.00	3	2.5	8/18/2025	\$ 750,000.00	6969	0.16	355-037-017
Canyon Lake	22055 San Joaquin Dr W	2127	\$ 282.00	3	2.25	8/19/2025	\$ 601,000.00	8276	0.19	353-113-011
Canyon Lake	29368 Big Range Rd	3573	\$ 279.00	4	2.75	8/20/2025	\$ 1,000,000.00	6534	0.15	353-042-009
Canyon Lake	23070 Compass Dr	1969	\$ 312.00	3	2	8/20/2025	\$ 615,000.00	8276	0.19	353-232-014
Canyon Lake	30220 Skippers Way Dr	2755	\$ 362.00	4	3	8/20/2025	\$ 1,000,000.00	6098	0.14	355-072-034
Canyon Lake	22280 Village Way Dr	2200	\$ 590.00	3	2.25	8/20/2025	\$ 1,299,000.00	10018	0.23	354-111-006
Canyon Lake	23609 Canyon Lake Dr N	1296	\$ 444.00	4	1.75	8/22/2025	\$ 576,000.00	7405	0.17	351-154-002
Canyon Lake	23711 Lake Dr	820	\$ 426.00	2	1	8/22/2025	\$ 350,000.00	4791	0.11	350-192-022
Canyon Lake	22310 San Joaquin Dr W	6927	\$ 433.00	4	5.25	8/25/2025	\$ 3,000,000.00	10454	0.24	353-131-007
Canyon Lake	23470 Badger Creek Ln	1785	\$ 322.00	3	2	8/26/2025	\$ 575,000.00	9583	0.22	351-241-029
Canyon Lake	30327 Sea Horse Cir	3330	\$ 474.00	4	2.75	8/26/2025	\$ 1,579,500.00	6969	0.16	355-111-011



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Total Sales:	22
Average Sales Price:	\$923,477.27
Average Square Feet:	2609